

Sec. 24-147. Criteria for review.

- (a) Upon application and review, the development review committee (DRC) and the commission, or the commission's designee(s), shall consider site plans if any of the following conditions are present:
- (1) The site plan proposes:
- a. a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet *50,000 square feet* ~~or a multifamily unit development of 50 or more units, which is not subject to a binding master plan that has been legislatively approved;~~ or
 - b. ~~a fast food restaurant~~ *a multifamily unit development of 10 or more units which is not subject to a binding legislatively approved master plan;* or
 - c. a shopping center; or
- (2) There are unresolved problems between the applicant, adjacent property owners or any departmental reviewing agency. *Unresolved problems shall be defined as disagreements in the interpretation or application of ordinance requirements which have a quantifiable and/or objective impact on the proposed developments off-site impacts and/or density.*
- (b) Site plans which meet any of the conditions listed above shall generally be reviewed by the DRC and the commission in accordance with section 24-148. However, the commission's designee may consider and review, pursuant to section 24-149, any site plan which the ~~development manager~~ *Economic Development Director* determines, creates or significantly expands a use which contributes to the achievement of the economic development goals of the Comprehensive Plan.
- (c) If site plans do not qualify for review by the commission or its designees under this section, they may be considered and reviewed administratively by the zoning administrator.

(Ord. No. 31A-132, 10-14-91; Ord. No. 31A-136, 1-6-92; Ord. No. 31A-157, 11-12-94; Ord. No. 31A-191, 4-13-99; Ord. No. 31A-246, 6-22-10)